

Minutes DEVELOPMENT REVIEW COMMISSION JULY 10, 2007

The Development Review Commission Study Session was held on July 10, 2007, at Council Chambers, Garden Level, 31 East Fifth Street.

Present:

Charles Huellmantel, Chairman
Vanessa MacDonald, Vice Chair
Mike DiDomenico
Tom Oteri
Monica Attridge
Stanley Nicpon
Heather Carnahan

Absent:

Dennis Webb
Peggy Tinsley
Mario Torregrossa

City Staff Present:

Lisa Collins, Deputy Development Services Manager
Steve Abrahamson, Principal Planner
Ryan Levesque, Senior Planner
Kevin O'Melia, Senior Planner
Diana Kaminski, Senior Planner
Nancy Ryan, Rio Salado Administration Manager

Study Session convened at 6:30 p.m.

- Item Nos. 4, 5, and 6 will be on the Consent Agenda, Item Nos. 2 and 3 will have hearing, and Item No. 7 will be continued until 8/14/07 at applicant's request. There is discussion whether it is appropriate to continue the case and it is determined that it is acceptable.
- A presentation was made on the West Dam Pedestrian Bridge for the Tempe Town Lake by Dennis Treferin of TY-LIN and Brad Bielenberg of Otak. Nancy Ryan of Rio Salado Administration made a brief introduction of the project. Dennis Treferin presented the bridge concept. Brad Bieleberg presented the landscape concept at the north landing. Items of discussion related to presentation included the following: 1) Consensus of the Commission was a preference for the "cable arch" bridge design. 2) The bridge walkway width varies but is never less than 12' wide. 3) If the bladder design for the lake is modified after the bridge is installed, the bridge will not be damaged or modified.

Study Session adjourned at 6:52 p.m.

The Development Review Commission Public Hearing was held on July 10, 2007, at Council Chambers, Garden Level, 31 East Fifth Street.

Present:

Charles Huellmantel, Chairman
Vanessa MacDonald, Vice Chair
Mike DiDomenico
Tom Oteri
Monica Attridge
Stanley Nicpon
Heather Carnahan

Absent:

Dennis Webb
Peggy Tinsley
Mario Torregrossa

City Staff Present:

Lisa Collins, Deputy Development Services Manager
Steve Abrahamson, Principle Planner
Ryan Levesque, Senior Planner
Kevin O'Melia, Senior Planner
Diana Kaminski, Senior Planner

Audience: 38

Meeting convened at 7:00 p.m.

Item #1 – None

Consent Items

Charles Huellmantel, Chair stated that certain items could be handled in the consent fashion if they were properly represented and if there were no objections.

On a motion by Commissioner DiDomenico, seconded by Commissioner Carnahan, the Commission with a vote of 7-0 approved the Consent Agenda as follows:

Item #4	PL070222	TEMPE DOUBLE BUTTE CEMETERY
	SBD07019	(Preliminary Subdivision Plat) 2505 West Broadway Road AG, Agricultural District & GID, General Industrial District

SBD07019 – Preliminary Subdivision Plat to unify multiple parceled sections of land, totaling +/- 38.10 acres.

This approval is subject to the following conditions:

1. The Subdivision Plat for Tempe Double Butte Cemetery shall be put into proper engineered format with appropriate signature blanks and recorded with the Maricopa County Recorder's Office through the City of Tempe's Development Services Department on or before one year from date of City Council approval.
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Item #5 **PL070161** **MICRO-TRONICS CAMPUS**
 DPR07132 (Development Plan Review)
 2825 South Potter Drive
 GID, General Industrial District

DPR07132 – Development Plan Review including site plan, building elevations and landscape plan.

The approval is subject to the following conditions:

General

1. Your drawings must be submitted to the Development Services Building Safety Division for building permit by **July 10, 2008** or Development Plan approval will expire.

Site Plan

2. Maximize surface retention, including retention on parking paving, in order to lessen dependence on sub-surface retention structures. Contact Engineering (steve_horstman@tempe.gov) to discuss retention concept.
3. Provide screen walls for parking, equipment and refuse enclosure of alternating 9x4x16 fluted and 8x8x16 plain CMU facing streets. Match layout and colors indicated on lower portion of building elevations.
4. Provide steel vertical picket fence and gate panels of design that resist bending and have as few horizontal rails as possible to inhibit climbing. Extend pickets above top rail to further inhibit climb over. Coordinate hardware for gate with Building Safety Division and Fire Department emergency egress and ingress requirements.
5. Correctly indicate T-320 driveways with level disabled pedestrian sidewalk bypass on the site plan. Provide upgraded paving at each driveway apron consisting of unit paving. Provide driveways with concrete unit pavers that relate to the exposed CMU of the building. Extend unit paving in the driveway from the back of the level accessible public sidewalk bypass to minimum 20'-0" on site and from curb to curb at the drive edges. If the back of the T-320 accessible sidewalk bypass is on the property, upgraded paving consisting of design scored, cast in place concrete in lieu of unit paving is acceptable.
6. Place exterior, freestanding reduced pressure and double check backflow assemblies for domestic and irrigation use in pre-manufactured, pre-finished, lockable cages (one assembly per cage). If backflow prevention or similar device is for a 3" or greater water line, delete cage and provide a masonry screen wall following the requirements of Standard Detail T-214, or, locate the device inside the gated yard.
7. Finish utility equipment boxes in a color (subject to utility provider approval) that compliments the coloring of the building. Do not paint over instructional or warning decals on the equipment boxes.

Floor Plans

8. Public Restroom Security:
 - a. Lights in restrooms:
 - 1) Provide 50% night lights
 - 2) Activate by key or remote control mechanism
 - b. Single user restroom door hardware: provide a key bypass on the exterior side
9. Provide security visual surveillance capability at service and exit doors. Do one of the following to exterior doors (except to rarely accessed equipment rooms) that are otherwise unglazed:
 - a. At service doors, provide vision panel of high strength plastic or laminated glass, 3" wide, to 5'-6" at head and to 3'-7" at sill of vision panel.
 - b. Where two-way viewing is not desired at service doors, provide two 360 degree viewers per door. Position the viewers so they can be used from the interior in a standing or seated position. Position the viewers vertically in the door and conform view angle to the Americans with Disabilities Act.

Building Elevations

10. Exterior mount S.E.S. exposed on east elevation inside yard is acceptable. Indicate screen wall on site plan in addition to floor plan and elevations.

11. Recess glazing frames in masonry so interior surface of the frame is flush with the interior wall surface. Detail masonry sills so they are watertight.
12. Provide main colors and materials with a light reflectance value of 75 percent or less. Specific colors and materials exhibited on the materials sample board are approved by planning staff. Submit any additions or modifications for review during building plan check process. During construction, planning inspection staff will field verify colors and materials.
13. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
14. Conceal roof drainage system within the interior of the building. Minimize visible, external features, such as overflows, and where needed position and design these to enhance the architecture of the building.
15. Incorporate lighting, address signs, incidental equipment attachments (alarm klaxons, security cameras, etc.) where exposed into the design of the building elevations so that the architecture is enhanced by these elements.
16. Surface mount conduit, piping, etc. is not allowed unless a creative conduit surface design that compliments the architecture is reviewed and approved by the Development Review Commission.

Lighting

17. Illuminate roll-up and pedestrian entrances continuously from dusk to dawn.
18. Illuminate the paving in front of the southern coiling doors and the entire gated, enclosed yard at the northeast building corner to minimum 4.0 foot-candles continuously from dusk to dawn.
19. Illuminate the employee patio to minimum 3.0 foot-candles continuously from dusk to dawn.

Landscape

20. Coordinate landscape with existing utility equipment boxes on site and in frontages.
21. Irrigation notes:
 - a. A separate dedicated landscape water meter is recommended (not required) to separately measure landscape water and avoid a sewer charge on water used for landscape.
 - b. Provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Use of schedule 40 PVC mainline and class 315 PVC ½" feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than ½" (if any). Provide details of water distribution system.
 - c. Locate valve controller inside the building. Otherwise, if in a freestanding location or on the exterior of the building, place the controller inside a lockable, vandal resistant housing.
 - d. Hardwire power source to controller (a receptacle connection is not allowed).
 - e. Controller valve wire conduit may be exposed unless the controller is in an exterior location. In this case conceal the conduit inside the controller pedestal (if freestanding) or inside the wall (if controller is wall mounted).
 - f. Repair existing irrigation systems on properties to north and west of this site where these systems are disturbed by this construction.
22. Protect and do not disturb existing plant material, particularly trees, which are adjacent to this site. Locate existing trees which are adjacent to the northeast and southwest corners of this site, indicate the extent of their canopy and identify by species on the landscape plan. Replace damaged plant material with agreement of adjacent property owner as part of this work.
23. Provide second canopy tree in the large landscape island divided by walkway at northwest corner of building. Locate flag poles so they rise between the trees or place the flagpoles elsewhere on site.
24. Typically at landscape islands position the trees so the canopies, as they mature, do not intrude into the 20' wide, 14' high fire/refuse lane.
25. Include requirement in site landscape work to de-compact soil in planting areas on site and in public right of way and remove debris and excess rock from planting areas prior to landscape installation.

Signage

26. Provide 0'-6" high vinyl die cut address number on glazed transom above main entrance, as indicated.
27. Provide one 0'-12" high address sign on each side of the masonry base of the monument sign (if any). Provide five 0'-12" high address signs as indicated, including one on the east, and two each on the west and south elevations. Locate signs just below the parapet at uniform height on building. Do not address the north elevation since the site is not addressed on Campus. Conform to the following for address signs described in this condition:
 - a. Direct illuminate the address signs.
 - b. Provide street number only, not the street name.
 - c. Compose of individual mount, metal reverse pan channel characters.
 - d. Adjust locations so sign is unobstructed by trees, vines, etc.
 - e. Do not affix another number or a letter that might be mistaken for the address number.

Item #6	PL060601 SBD07022	WASH WIZARD AUTO SPA (Preliminary and Final Subdivision Plat) 1845 East University Drive PCC-1, Planned Commercial Center Neighborhood District
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SBD07022 - Preliminary and Final Subdivision Plat totaling +/- 1.11 acres.

The approval is based on the following conditions:

1. The Subdivision Plat for **WASH WIZARD AUTO SPA** shall be put into proper engineered format with appropriate signature blanks and recorded with the Maricopa County Recorder's Office through the City of Tempe's Development Services Department on or before August 2, 2008. Failure to record the plan within one year of City Council approval shall make the plan null and void.

On a motion by Commissioner Oteri and seconded by Commissioner Carnahan, the Commission with a vote of 7-0 continued this item to the August 14, 2007 hearing at the request of the applicant.

Item #7	PL070203 DPR07098	OLIVE BRANCH RESTAURANT (Development Plan Review) 3231 South Mill Avenue CSS, Commercial Shopping and Services District
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The Commission moves on to the discussion agenda:

Item #3	PL070112 DPR070112	TACO BELL (Development Plan Review) 1674 East Southern Avenue PCC-2, Planned Commercial Center District
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This item is presented by Diana Kaminski and represented by Jeff Looker.

Ms. Kaminski indicates that there have been no changes to the staff report and the applicant agrees with all of the conditions. Condition No. 8 is the condition that was in question at the last hearing. The applicant has agreed to modify the north elevation and place a real window on the west side of that elevation instead of a faux window.

Attridge: Expresses concern with the color of the arched elements.

On a motion by Commissioner Nicpon and seconded by Commissioner Oteri, the Commission with a vote of 6-1 (Commissioner Attridge opposed) approved this Development Plan Review subject to the following conditions:

General

1. Your drawings must be submitted to the Development Services Building Safety Division for building permit by **July 10, 2008** or Development Plan approval will expire.

Site Plan

2. Provide 8'-0" wide public sidewalk along arterial roadways, or as required by Traffic Engineering Design Criteria and Standard Details.
3. Provide upgraded paving at each driveway apron consisting of unit paving. Extend unit paving in the driveway from the back of the accessible public sidewalk bypass to 20'-0" on site and from curb to curb at the drive edges.
4. Place exterior, freestanding reduced pressure and double check backflow assemblies in pre-manufactured, pre-finished, lockable cages (one assembly per cage). If backflow prevention or similar device is for a 3" or greater water line, delete cage and provide a masonry or concrete screen wall following the requirements of Standard Detail T-214.
5. Utility equipment boxes for this development shall be finished in a neutral color (subject to utility provider approval) that compliments the coloring of the buildings.

Building Elevations

6. The architectural pop-out element shown on the south, north and west elevations shall also be added to the east façade, to provide four sided architecture, as required by the General Plan of Development for this center.
7. Remove the bell shown on the faux window and above the entrances, these are sign elements which need to have separate review.
8. Remove the faux window on the right side of the north elevation, and replace this with a real window into the dining room.
9. Remove the arch element from the north elevation where the architectural pop-out is only 4" and provide a continuous decorative band at the top of the building.
10. Provide main colors and materials with a light reflectance value of 75 percent or less. Specific colors and materials exhibited on the materials sample board are approved by planning staff. Submit any additions or modifications for review during building plan check process. Planning inspection staff will field verify colors and materials during the construction phase.
11. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
12. Conceal roof drainage system within the interior of the building. Minimize visible, external features, such as overflows, and where needed design these to enhance the architecture of the building.
13. Incorporate lighting, address signs, incidental equipment attachments (alarm klaxons, security cameras, etc.) where exposed into the design of the building elevations so that the architecture is enhanced by these elements.
14. Remove the 6' screen wall shown on plan and elevation view. Locate the electrical service entrance section (S.E.S.) inside the building or inside a secure yard that is concealed from public view.
15. Exposed conduit, piping, etc. is not allowed unless a creative conduit surface design that compliments the architecture is reviewed and approved by the Development Review Commission.

Lighting

16. Follow requirements of ZDC Part 4 chapter 8.

17. Illuminate building entrances from dusk to dawn to assist with visual surveillance at these locations.

Landscape

18. Irrigation notes:
 - a. Provide dedicated landscape water meter.
 - b. Enclose backflow prevention device in a lockable, pre-manufactured cage.
 - c. Provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Use of schedule 40 PVC mainline and class 315 PVC ½" feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than ½" (if any). Provide details of water distribution system.
 - d. Locate valve controller in a vandal resistant housing.
 - e. Hardwire power source to controller (a receptacle connection is not allowed).
 - f. Controller valve wire conduit may be exposed if the controller remains in the mechanical yard.
 - g. Provide temporary irrigation to existing landscape (on site or in these frontages) for period of time that irrigation system is out of repair. Design irrigation so (existing plants on site or in frontages) is irrigated as part of the reconfigured system at the conclusion of this construction.
19. Include requirement in site landscape work to de-compact soil in planting areas on site and in public right of way and remove construction debris from planting areas prior to landscape installation.
20. Top dress planting areas with a rock or decomposed granite application. Provide rock or decomposed granite of 2" uniform thickness or less. Provide pre-emergence weed control application and do not underlay rock or decomposed granite application with plastic.

Signage

21. The proposed monument sign is not approved with this application, this requires a variance; make separate application for this entitlement process.
22. All signage must comply with the sign package criteria for Southern Palms Shopping Center.
23. Provide address sign on the building elevation facing the street to which the property is identified.
 - a. Conform to the following for building address signs:
 - 1) Provide street number only, not the street name
 - 2) Compose of 12" high (standard for commercial), individual mount, metal reverse pan channel characters.
 - 3) Self-illuminated or dedicated light source.
 - 4) Coordinate address signs with trees, vines, or other landscaping, to avoid any potential visual obstruction.
 - 5) Adjust locations on building so sign is unobstructed by trees, vines, etc.
 - 6) Do not affix number or letter to elevation that might be mistaken for the address.
 - b. Utility meters shall utilize a minimum 1" number height in accordance with the applicable electrical code and utility company standards.

Item #2	PL070079 DPR07085	CHILDSPLAY (Development Plan Review) 900 South Mitchell Drive R1-6, Single-Family Residential District
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This case is presented by Ryan Levesque and represented by John Safron, DPA Architects.

Safron: Some key components that we are presenting in our new concept would be taking the steel structure that has been proposed and "skinning" the building with a veneer system, which is a product that would match the existing brick in color, texture, size and scale. Referring to colored elevations, we believe this building will look like it's been there from day one.

Oteri: Could you review the traffic-flow pattern of the trucks?

Safron: They will primarily come from University Drive then south on Mitchell and then they would back into the loading dock.

Chairman Huellmantel: Can you describe the size and types of trucks coming in and how often?

Safron: They are 24' flatbed trucks at about four trips per show (8 shows a year), so that would be about 32 deliveries over the course of a year. When there are outside performances, 24' enclosed trucks come to take the sets away.

Vice Chair MacDonald: Can you explain the disparity between the required number of spaces and the actual number of spaces that you are providing?

Levesque: The parking requirement for the site is based on the DDA proposal for land use of the site. Childsplay was granted this site with existing conditions as provided with the limited number of parking spaces onsite. The only other alternative was parallel parking on the street. The applicant has come forth and provided additional parking on 9th Street.

DiDomenico: Can you describe the brick veneer?

Safron: The veneer system that we are proposing here would take a metal stud wall structure that is put between steel columns and it would then be insulated. On the outside of these metal studs is a substructure, the brick veneer is then adhered and clipped to this wall structure. The veneer is then mortared and grouted into place. The veneer is actual brick material made out of clay.

Vice Chair MacDonald: In the staff report, the directive (in 2005) said that development must provide sufficient parking to meet the needs of the proposed use. Was there language later on that changed that requirement?

Levesque: That language was taken out of the RFP for an arts-related facility to move onto the site as part of the preliminary drafting of the proposal. Since that time, Childsplay was granted the RFP and the DDA was drafted regarding the land use issues.

Vice Chair MacDonald: So has the decision been made that the application meets the parking requirement or is the parking requirement no longer an issue?

Collins: The DDA states that all of the zoning requirements have been met and that would include the parking as well. It's my understanding that when this was written we were looking at a broad range of uses. If you look at the Zoning Ordinance and looked at this type of use, it strictly does require the number of parking spaces that are listed on the report; but after looking at Childsplay and working through the DDA, it was determined that they could operate the use with the number of parking spaces that were on the site and to provide more parking spaces would be detrimental and more disruptive to the site and the surrounding neighborhood.

Attridge: Do you have any idea of the parking load that you're going to have on a daily basis?

Safron: The daily impact is about 30-40 cars, and that includes administrative staff, instructors and scene shop workers.

Nicpon: Is this building when constructed joined in with the current DDA or is there another DDA?

Collins: There was a DDA that was established in March of 2006 that allowed the site to be used by Childsplay in accordance with their development plan. What they are proposing is consistent with the DDA and an additional one would not then be required.

Nicpon: If Childsplay was to leave, could they sublet?

Collins: It's my understanding that it is with Childsplay only.

Chairman Huellmantel: What assurances do we have that this continues to be used by Childsplay and simply not let out to another group?

Steve Martin: We are at capacity in the rehearsal hall; therefore, that facility cannot be sublet out. The DDA and the Development Agreement did call for Childsplay to make available some of the spaces to other Tempe Arts organizations. So, for example, in the evenings from 7-9 the classrooms might be utilized by another arts organization to conduct rehearsals or classes. This would be an after hours use and not impact the parking.

Oteri: Will you ever have presentations or rehearsals that will bring a large number of parents?

Steve Martin: We have what you call "sharing" experiences and those classes usually have 10-15 students and those are done on Saturdays.

Chairman Huellmantel opens the hearing to public input.

Kirby Spittler: I question the legality of a DDA. Some of the design issues I would like you to consider are: massing, it's totally out of scale, the proposed scene shop is twice the size as the building it's next to; rhythm; height, the roof form is not the same; materials, thin brick is unacceptable, it fails over time and moisture is a problem.

Tom Hornsby: This project is in appropriate. If the scene shop were to disappear, there would be peace with this project. As long as this building exists, there will be no peace with this project.

Bruce Little: I support the basic idea of what Childsplay is trying to do. My biggest concern is the scale of the scene shop.

Celia Little: I support Childsplay but I don't see much commitment from them on blending in with the neighborhood.

Mark Lymer: We support Childsplay in this area but the scene shop and site plan are completely inappropriate.

Oteri: Can you show us on the site plan why another location is more acceptable when everyone is talking about size and scale?

Lymer: Referencing the site plan and aerial, directs the Commission to the area where they feel the scene shop would be better located (SEC of 9th Street and McKerny).

Oteri: I am asking you how moving it from one location to another changes the size and scale of the building? How does moving it change everyone's objection to it?

Lymer: That is the only location on site where that scale could potentially work. Also, truck location in the neighborhood would be much shallower.

Chairman Huellmantel: You mention in your letter mimicking the cafeteria, does that mean you are comfortable with the overall design of the building but not the location?

Lymer: No. There was a list of criteria in the letter that we felt needed to be met and hasn't been met.

Chairman Huellmantel: Is there a set of circumstances where the scene shop building would be appropriate?

Lymer: I would like to see a site plan with it located at the northwest corner.

Judy Lindsay: I object to this use in a neighborhood.

Josh Ayler??: I think Childsplay will ultimately be a good use for the neighborhood. I would like them to better define those secondary uses. I would like better defined parking as well.

Attridge: Are you for the project as it is?

Ayler: Initially when I came to the meeting I was in favor of it but the more I hear the more I become concerned.

Attridge: How is the use different or more than when it was a school?

Ayler: School use is during the day, 9-5 possibly, I'm at work. This use encroaches a great deal into the weekend or evening hours.

Monica Wadsworth: One month ago I stated I was in support of Childsplay but I don't believe I can say that any longer. I don't see how this project is meeting any of the needs of the neighbors.

Scott Seibel: I'm not impressed and I don't see much difference between what we saw one month ago and what we are seeing today. I feel the structure and loading dock are inappropriate.

Ruth Marie Tash (read by Chairman Huellmantel): The industrial building and loading dock are inappropriate the gateway to Mitchell Park. Could Childsplay please have a meeting with the neighborhood.

Michael Tash: I am not in favor of this design and I don't believe the applicant has addressed the neighbors concerns about this building. I have a great concern over the 48' trucks that will be coming through as well.

Oteri: If the scene shop was relocated to another site, would you still have a problem with the balance of Childsplay activities being located at Mitchell Park?

Tash: I feel that's a splendid idea, I don't understand why Childsplay has not come up with that very idea.

Tom Hinchon: I feel the size and scale are inappropriate and an inappropriate use.

Bob Young: Concerned about the parking issue. Also concerned about people who use the dog park not being able to have parking when the new scene shop goes in. I don't feel Childsplay should be able to come into our neighborhood and dictate to us what they are going to do. I do not support this project.

Mac McGin: I think it's important to remember the history associated with this park and remember that it is a park. I am opposed to the scene shop.

Mike Allen: I am concerned about the location of the loading dock and it being so close to the main entrance into the park and the dog park area. They also are planning on taking out two of the trees along Mitchell on that east elevation.

Oteri: What is the height of your two-story apartment?

Allen: The highest point is at 19'.

Cindy Allen: A light industrial building does not belong in our neighborhood. Moving the scene shop to the northwest corner might be a way to compromise. Concerned about the trucks and the main entrance to the park.

Sally Whitlinger: I am in support of Childsplay at Mitchell Park. I do understand the neighbors concern with the scene shop and its appearance and size. I do feel that Childsplay has worked with the neighbors to appease their concerns.

Pat Kinomis: Possibly the entrance to the dog park could be moved if safety and the loading dock is a concern. I personally feel the design they have given us is okay.

Attridge: Since you know a lot of the history and you talk about the intensity of the use when it was a school?

Kinomis: Mitchell was truly a neighborhood school and back at that time, the school district would bus kids to the schools that they wanted to keep open, so Mitchell didn't have a lot of buses.

Donna Laguardia: I oppose the current design, specifically the loading area. I would like to see all of the pine trees remain.

Diann Peart: I fully support Childsplay and the design. I feel we need a real presence there, we are plagued by crime in this neighborhood.

Ed Warren: I am concerned about parking but am in support of Childsplay being there without the new structure.

Joe Gibbs: I want Childsplay but not the scene shop and I don't want them to tear down part of the existing school.

Chairman Huellmantel closes public input portion of the hearing.

Safron: One of the things that brought Childsplay to this site was the fact that they could bring the entire operation together. I would like to go over the loading area. We do not have a loading dock, but a loading area. The building is at grade and does not have a raised area, as do buildings with loading docks. The picture that the gentlemen showed of the existing load dock Childsplay currently uses is in South Phoenix in a much older industrial building. This proposed building will look nothing like that. The parking along Mitchell on the east side of that building is not going way, we are maintaining that parking with the exception of approximately one space that we have lost. As far as trucks coming in and out,

Childsplay will average less than one truck per week. Last year, Childsplay had one delivery from a 48' foot truck. School buses are 60' and arrive and leave several times a day. Childsplay would have about 64 trips per year using the 24' box trucks, possibly up to 100 trips. We looked at Gilliland Junior High and they average about 5000 bus trips per year.

Anthony (last name unknown) Of Childsplay: Dimensions for the scene shop building were based on the stage size of the Tempe Center for the Arts. We need to match the main stage in both depth and height. All of the scenery is constructed offsite and in the shop and then dry-run before we move it to the Center.

Attridge: Can the size of the shop be lowered and the scenery be built and then put together at the Center?

Anthony: Unfortunately we do not have the time at the Center to be able to do it that way because our time frame is so short.

DiDomenico: Can you describe what goes on inside the building? We hear a lot of concern regarding noise, smell, etc. Can you tell us the type of equipment used, the types of chemicals, paints, etc.?

Anthony: Scenery is primarily made from wood and metal which involves welding and cutting. The paint we use is a water-based, latex paint. The fumes coming out might resemble someone painting the outside of a home. We operate various saws for cutting the wood and metal. Shop hours are from 8:00 a.m. to 6:00 p.m.

DiDomenico: If you were to be looking to open this facility in any other location, what type of zoning would you be looking for?

Safron: An I-1 or a C-2 zoning. But, it is an accepted use in the zoning that we are currently in.

Attridge: How many people work in the scene shop?

Anthony: We have three full-time employees between July and April. That number could increase to 9 for brief periods of time.

Safron: In regards to the northwest corner of the site, we did look at the location early on in the design process. Safron references a site plan with the footprint of the scene shop at that corner, the proposed building projects way past the existing buildings. Another concern is the intersection being located so close to the loading area. On other issue was that the building that would be required to be torn down for this building to be located at that corner, is a fully functional black-box theatre that requires minimal improvements. The building that we are currently looking to demolish has structural problems.

Chairman Huellmantel: What kind of structural problems?

Safron: There is settling and a significant crack on the west side of the building. Also on the northwest corner there are no mature trees to hide or mask the building, it seems to stand out more than at our proposed location.

Chair Huellmantel: What about going back to the neighborhood and talking to the residents?

Steve Martin: We would very much like to go back to the residents and we are seeking a continuance so that we can go back and meet with them and clarify their concerns. We feel there is a lot of incorrect information out there and we would like the chance to answer all of their questions and concerns.

Oteri: I feel the issue with the neighbors is not the loading area but more the ingress and egress of the trucks. And I wouldn't be surprised if they cannot come to an agreement that does not include moving that scene shop offsite. I would support the continuance. I believe there was a good effort on behalf of the applicant to respond to what they heard from the residents.

Attridge: Please don't come back without a designated drop off and pick up place for children.

Nicpon: I see no reason that Childsplay cannot continue to use the scene shop at the location they currently have.

Vice Chair MacDonald: I hope you can include a drop off zone. I feel the parking is an issue.

On a motion by Commissioner DiDomenico and seconded by Commissioner Oteri, the Commission with a vote of 6-1 (Commissioner Nicpon opposed) continued this item to the August 14, 2007 hearing.

Item #7. Announcements

No announcements at this time

Meeting adjourned at 9:55 p.m.

The next public hearing of the Development Review Commission is scheduled for Tuesday, August 14, 2007, located at City Council Chambers, 31 East 5th Street.

Prepared by: Lisa Lathrop, Administrative Assistant II
Reviewed by: Lisa Collins, Deputy Development Services Manager



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